

Meeting Notes
Tenant Work Group - Final Report Drafting Group
Monday, October 5, 2009
6:30-8:30pm
IMPACT Silver Spring Office
1313 East-West Hwy
Silver Spring, MD 20910

Work Group Members in Attendance: Matt Losak, Dale Tibbets, Guy Johnson, Lesa Hoover

Staff Participants: Patrice Cheatham, DHCA; Debbie Spielberg, County Council; Megan Moriarty and Ira Kowler, IMPACT Silver Spring

Meeting called to order at 630pm.

The Drafting Group continued to edit the final report, page by page.

Seniors

Dale noted that the report need to define the term 'senior.' According to Lesa, in Montgomery County, the age of seniors depends on the program. Patrice proposed that the age for senior housing (62 years old) be used. General agreement among the group.

The group also agreed to call Maureen Ross and resolve questions within the section. For example, a large portion of the findings is an uncited quotation. Additionally, some of the figures are not cited.

Matt claimed that the issue of senior housing might not have an actionable recommendation. Instead it should be acknowledged and potentially go into the Executive Summary. Dale agreed that we cannot expect landlords to subsidize housing.

Quality of Rental Housing

Debbie noted that the fifth recommendation was opposed by Rick. Matt understood, but believed it should remain in the draft for a final vote by the full work group. Dale claimed that a reasonable procedure should be established regarding deduction of rent for repair processes before going to court. Lesa noted that rent escrow existed within the code.

Termination of Rental Housing

Dale claimed this section should go under Affordability/Security issues, because renters have a fear of loosing their residence. There was general agreement on this claim.

Matt proposed using the style "s/he" for the final report. The group attempted to standardized the names "no fault" and "just cause" in the section.

Retaliatory Eviction

Matt believed the issue needed to become more declarative. Dale thought an example of how its easy to make retaliatory eviction invisible would be beneficial.

Lesa recommended that existing Maryland and Montgomery County retaliatory eviction legislation be put in the appendix.

Tenants in Foreclosure

It was agreed that this recommendation should establish a local law beyond the 2012 expiration of the federal law. Debbie will find the bill number/name.